



BOWNDS™
REAL ESTATE BROKERAGE

REALTORS®

'Let us show you... Texas'

WHITE ROCK CREEK RANCH

78± ACRES • CAMP WOOD, TX • UVALDE CO.

\$289,000



EXCELLENT HUNTING
AND RECREATIONAL
RANCH

PRIVATE BUILDING
SITES

PAVED COUNTY ROAD
FRONTAGE

OVER 1/2 MILE BOTH
SIDES WET-WEATHER
COYOTE CREEK

BEAUTIFUL VIEWS



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com

ACREAGE

78± Acres • Hunting and Recreational Ranch

LOCATION

Camp Wood, Texas • Uvalde County

3.5± miles South of Camp Wood • 1.7± miles Down Paved County Road 416

ACCESS

Paved County Road 416 Frontage

WATER

3,600± Ft. Both Sides Wet-Weather Coyote Creek - over 1/2 a mile!

TOPOGRAPHY

Ideal Lowland with Fertile Soil with a bit of Topographical Diversity towards the Creek area • Combination of both Open Area and Area of Dense Tree Coverage

VEGETATION

Flourishing Native Grasses, Rich Soils and Blankets of Various Wildflowers • Dense Tree and Plant Coverage for Private Building Sites and providing as an Excellent Habitat and Food Source for Free Roaming Wildlife. Live Oak, Mesquite, Guajillo, Persimmon, Prickly Pear Cactus, and Texas Sotol with Towering Bloom Stalks.

WILDLIFE

Excellent population of Free Roaming Wildlife within a High-Fenced Ranch allowing for Great Hunting Opportunity. Established game trails. Whitetail, Axis, Blackbuck, Aoudad, and Sika. You never know what you might see.

IMPROVEMENTS & HIGHLIGHTS

Paved County Road Frontage

Useable Bottomland with Terrain Ranges nearing the Creek's Bed



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@boundsrealtors.com

WEB
www.boundsrealtors.com

Ideal Level, Private Building Sites

Beautiful Close By and Distant Views

Towering Oak Trees, Thriving Grasses

Rough-In Ranch Road Bordering the Property

Terrain Diversity

Hunting and Recreational Opportunities

COMMENTS

Bring the Family • This Ranch is approximately 2+ miles distance from the Huge Dam in Camp Wood. Enjoy Swimming, Fishing, Kayaking, Canoeing or Floating on the Nueces River.

Game Hunting or Sport Shooting is an Ideal Activity for this Ranch

Great Horse Property for Horseback Riding

Bring the ATV's and UTV's • Create New Trails

TAXES

Currently Wildlife Exempt

PRICE

\$289,000

TERMS

Cash to Seller, Third Party Finance

CONTACT

Brandon Bownds, Broker

Office (830)966-6111

Mobile (210)288-4325

Bownds & Associates, Inc. © 2016 Information is believed reliable, but is not guaranteed by REALTOR®.
Property is subject to prior sale, correction or withdrawal without notice.

www.bowndsrealtors.com



**BRANDON BOWNDS
BROKER**

1223 Main Street
P.O. Box 617
Utopia, Texas 78884

(830)966-6111

EMAIL
info@bowndsrealtors.com

WEB
www.bowndsrealtors.com